FORM-7

[REGULATION-9]

Quarterly Progress Report for quarter ending 31st December of 2024 (Year)

I. PARTICULARS OF PROMOTERS	
Promoter's Registration Number/CIN No.	U45200BR2013PTC020682.
Name of the Promoter's Entity	
Address of the Promoter's Entity :	5th FLOOR, S K PALACE, NEAR SAGUNA MORE, DANAPUR, PATNA Bihar 801503.
Total Experience of promoter in Real Estate Sector	11 Years of Experience.
Total Experience in Real Estate After commencement of RERA	7 Years
No of Project done Before commencement of RERA	1. Rajendra Smriti Enclave
No of Project done After commencement of RERA	1. Bhadra Raj Enclave 2. Rajdeo Enclave 3. Ishwar Chandra Enclave 4. Rajdeo Enclave Block – C 5. Patliputra City 6. Kaushal Kishor Heritage 7. Urmila Enclave 8. Sumitra Enclave

II. PARTICULARS OF PROJECT	
Project Registration Number	BRERAP00043-7/13/R-1550/2023
Name of Project	URMILA ENCLAVE
Name of Promoter	SK BUILDERS AND COLONISER PVT. LTD.
Project Address	PLOT NO.- 589, KHATA NO.- 486, THANA NO.- 21, THANA- DANAPUR, MAUZA- DANAPUR, DIST- PATNA
Project Registration is valid up to	26/11/2026
Starting date of Project	25/01/2023
Type of Project	Residential/Group Housing
Name of the Competent Authority	Nagar Parishad Danapur, Nizamat

which sanctioned the project map	
Period of validity of map by the Competent Authority	Three Years from the date of passing of MAP

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building/Block Number	Apartment Type	Carpet Area (In Sqft)	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share–24		Total Number of Apartments in Landowner's share–24	
				Booked	AFS Executed	Booked	AFS Executed
URMILA ENCLAVE	3 BHK	980.00	16	2			
URMILA ENCLAVE	3 BHK	867.00	16				
URMILA ENCLAVE	2 BHK	621.00	16	1			
Total				3	0	0	0
				12.50%of total units	00%of total units	00%of total units	00%of total units

IV. DETAILS OF ASSOCIATION OF ALLOTTEES :
Mandatory in case the booking percentage exceeds 50% of the total sanctioned flats/plots/buildings/commercial space

Association of Allottee not be made because, booking percentage not exceeds 50% yet.

V. CANCELLATION OF FLAT ALLOTMENT, IF ANY WITH FLAT NUMBER/BUNGALOW /PLOT NO./OFFICE SPACE/SHOP/ETC.

(A) Cancelled by Allotees	(B) Cancelled by Promoters
No Any	**No Any**

VI. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES/ PARKING SPACE

Building Wise/ Block Number	Total Number of Sanctioned Garages/ Parking Space	Total Number of Garages/Parking Space: 1. Booked/Allotted -
URMILA ENCLAVE	48	3

VII. DETAILS OF BUILDING APPROVALS					
Already filed along with Registration Application					
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Validity Upto		Attach Copy
1.	Environment Clearance				
2.	Fire N.O.C.				
4.	Airport Authority of India NOC				
5.	Water Supply Permission				
6.	Other Approval(s), if any, required for the Project.				

VIII. PROGRESS OF THE PROJECT – INTERNAL INFRASTRUCTURE DEVELOPMENT

In case of more than one Block/Building/Apartments/Plots/Bungalow, the details have to be filled for each Block separately

1. Plan Case No.- 120/22-23 (URMILA ENCLAVE) (To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyy) Format
1.	Excavation (if any)	**100%**	**Completed**
2.	Basements (if any)	**NA**	
3.	Podiums (if any)	**NA**	
4.	Plinth	**100%**	**Completed**
5.	Stilt Floor	**100%**	**Completed**
6.	Slabs of Super Structure	**70%**	**20-03-2025**
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	**10%**	**20-06-2025**
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	**0%**	**20-11-2025**
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	**20%**	**20-10-2025**

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	**0%**	**20-10-2025**
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per prescribed norms.	**11%**	**20-06-2026**
12.	N.O.C, Electrical fittings, Mechanical Equipment, compliance to conditions of environment as per prescribed norms	**0%**	**20-06-2026**
13.	Finishing to entrance lobby/s plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	**10%**	**20-06-2026**
14.	Overall Percentage of Actual Work Done and final completion date	**38.18%**	**20-06-2026**

IX. EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS - PROGRESS RELATED TO AMENITIES AND COMMON AREA

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	No	NA	
2.	Water Supply	Yes	50%	20-10-2025
3.	Sewerage (Chamber, Line, Septic Tank, STP)	Yes	0%	20-10-2025
4.	Storm Water Drains	No	NA	
5.	Landscaping & Tree Planting	No	NA	
6.	Street Lighting	No	NA	

7.	Community Buildings	No	NA	
8.	Treatment and Disposal of Sewage and Sullage Water	No	NA	
9.	Solid Waste Management & Disposal	No	NA	
10.	Water Conservation / RainWater Harvesting	Yes	0%	20-10-2025
11.	Energy Management	No	NA	
12.	Fire Protection and FireSafety Requirements	Yes	0%	20-11-2025
13.	Closed Parking	Yes	20%	20-04-2025
14.	Open Parking	No	NA	
15.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	0%	20-06-2026
16.	Others (Option to AddMore)	No	NA	
17.	Overall Percentage of Actual Work Done and final completion date	Yes	11.67%	20-06-2026

X. EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT
Not Applicable because our project is Residential/Group Housing.

XI. Financial Progress of the Project		
S.No.	**Particulars**	**Amount (in Rs.)**
1	Project Account No.	41604332447
2	Estimated Cost of the Project including land cost at the start of the Project	822.00/- (in Lakh)
3	Estimated Development Cost of the Project at the start of the Project (Excluding Land Cost)	800.00/- (In Lakh)
4	Any Variation in Development Cost which is declared at the start of the Project	No Any
5	Amount received during the Quarter	17,00,000.00/-
6	Actual Cost Incurred during the Quarter	4,00,000.00/-
7	Net amount at end of the Quarter	20,55,081.00/-

8	Total expenditure on Project **till date**	1,20,11,348.00/-
9	Cumulative fund collected till the end of Quarter in question	42,01,000.00/-
10	Cumulative expenditure done till the end of Quarter in question	1,20,11,348.00/-
11	Percentage of Expenditure incurred of the total Estimated development cost of the project.	15.04

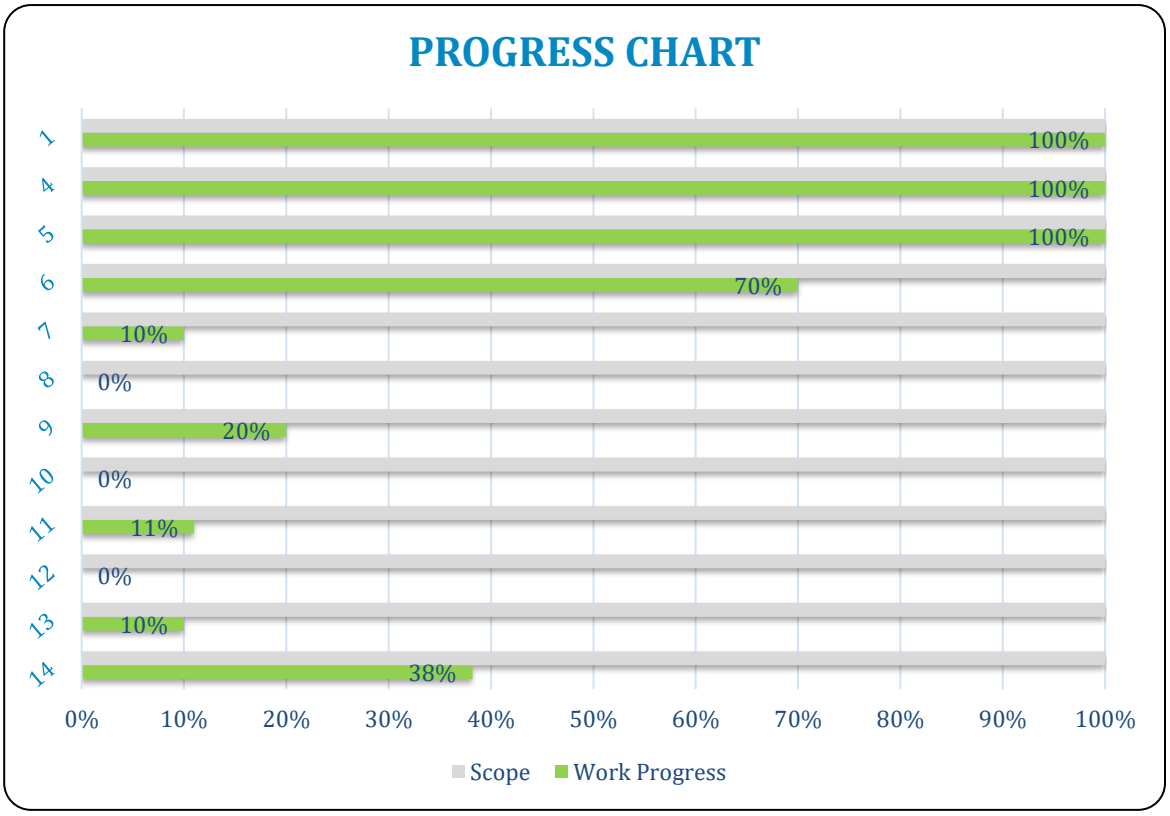
XII. . DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED/DETAILS OF LOAN TAKEN BY PROMOTERS AGAINST THE PROJECT, If any
No Any

XIII. GEO TAGGED PHOTOGRAPHS (EACH BLOCK/BUILDING/APARTMENTS/PLOTS/BUNGALOW) OF THE PROJECT The photograph must have date.		
(A)	**S. No.**	**Particulars**
	1.	**Photographs showing Front Elevation.-** Attached Below
	2.	**Photographs showing Rear Elevation.-** Attached Below
	3.	**Photographs showing Side Elevation (Both sides)** Attached Below
	4.	**Photograph of each floor showing the progress of interior works**
	5.	**Photograph of Common Areas (Staircase, Lift Area, Terrace, Parking, etc.)**
(B)		**Photograph of the display board set up at the project site providing requisite information along with the QR code of the project allotted by the Authority**

XIV. MISCELLANEOUS		
A	List of Legal Cases (if any) On Project / Promoter	
1.	(a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
2.	No. of Execution Cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA
3.	No. of Suo - Moto cases against this project (a) Case No. (b) Name of Parties Order Passed, if Yes , Whether complied (Yes/No)	NA

4.	No. of Certificate cases /PDR cases against this project (a) Case No. (b) Name of Parties	NA

XV. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART
a. Whether the project is in progress as per time schedule or lagging behind? Yes b. If yes, whether it would be completed on the completion date fixed as per RC. Yes If No, then Reason for delay: NA



Project Site Photographs




SK BUILDER & COLONISOR PVT. LTD.
URMILA ENCLAVE
1. Name of Project :- URMILA ENCLAVE
2. RERA Reg. No. :- BRERAP00043-7/13/R-1550/2023
3. Date of Registration :- 12.04.2023
4. Phase of Project (if Any) :- N/A
5. Number of Tower :- 01
6. Number of Stories :- G + 4
7. Project Completion Date :- 26.11.2026
8. Name of Contact Person :- GAURAV KUMAR
9. Contact No. :- 8578002133
10. Latitude and Longitude of the project :- 25.639348 85.060328
11. QR Code issued by the Authority :-
GPS Map Camera
Danapur, Bihar, India
35/49, Khagri Rd, Takiyapar, Chitrakut Nagar, Danapur, Patna, Bihar 800018, India
Lat 25.639387°
Long 85.060487°
15/01/25 10:55 AM GMT +05:30
Google



Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Signature of Promoter

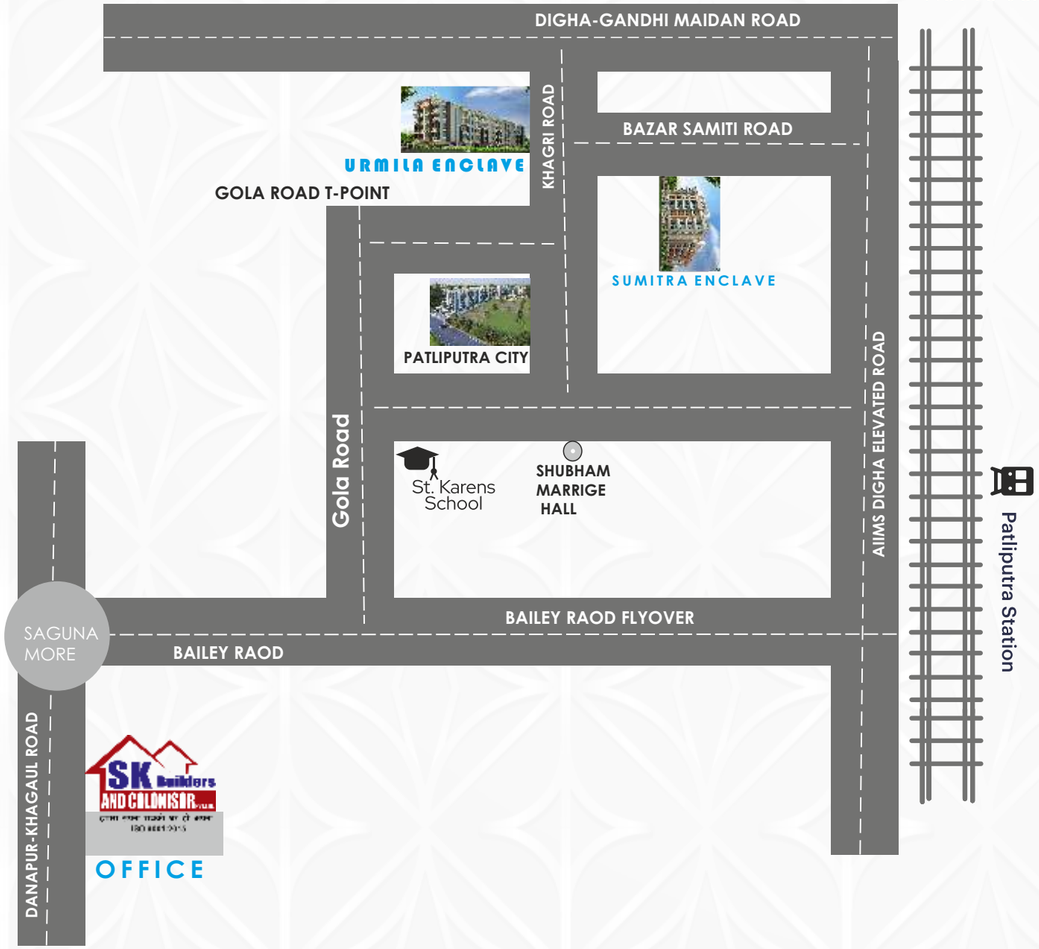
S.K. Builder's & Coloniser Pvt. Ltd.

Managing Director

Name: Pavan Kumar
Date : 15-01-2025

LOCATION MAP

NOT TO SCALE



Project BY

Office Address :
SK BUILDERS & COLONISOR PVT. LTD.
5th Floor, SK Palace, Saguna More, Khagaul Road,
Danapur,Patna - Bihar 801503

Site Address : Khagri Road,danapur
Takiya Par,near Danapur Registry
Office,danapur,patna.

Call On : +91 7360060502 | 8578002131|33

E-mail : skbuildersgaurav@gmail.com

Note: This brochure is purely conceptual and not a legal offering, All the building plans, Layout, specification, amenities, etc. area tentative and subject to variation and modifications may be decided by the architect/
company. Accessories shown in the layout plan of the brochure are meant for design purpose and not a legal offering, Company reserves all the rights to change and modify without prior notice.

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SK Builders AND COLONISOR PVT.LTD.
हमारा सपना सबको घर हो अपना
ISO 9001:2015

URMILA ENCLAVE

RERA APPROVED

RERA NO: BRERAP00043-7/13/R-1550/2023

APPROVED RERA APPROVED



SK BUILDERS AND COLONISOR PVT. LTD.

SK Builders AND COLONISOR PVT.LTD.

हमारा सपना सबको घर हो अपना

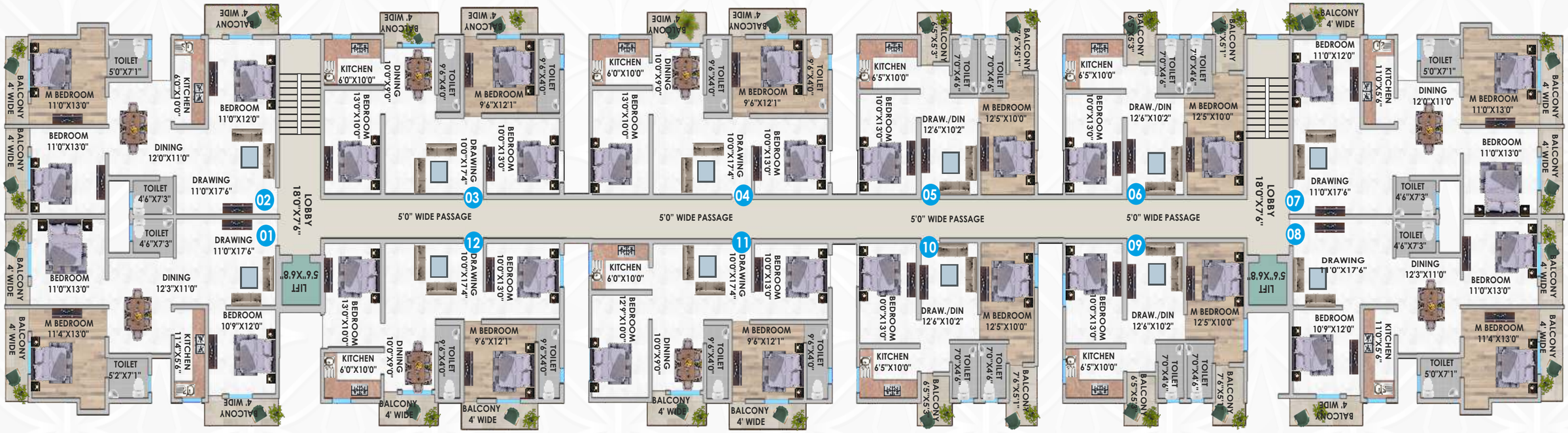
ISO 9001:2015

DESIGN IS THINKING

Made Visual

Features and Amenities

- Fire safety
- Intercom Facility
- Multiple Lifts
- Visitor Parking
- Terrace Party Zone
- 24X7 Water Supply
- 24X7 Power backup
- Security
- Earthquake Resistant



AREA CALCULATION



FLAT NO.	TYPE	S/B UP AREA
01	3BHK	1661.00 SQ.FT.
02	3BHK	1661.00 SQ.FT.
03	3BHK	1451.00 SQ.FT.
04	3BHK	1451.00 SQ.FT.
05	2BHK	1021.00 SQ.FT.
06	2BHK	1021.00SQ.FT.
07	3BHK	1661.00 SQ.FT.
08	3BHK	1661.00 SQ.FT.
09	2BHK	1021.00 SQ.FT.
10	2BHK	1021.00 SQ.FT.
11	3BHK	1451.00 SQ.FT.
12	3BHK	1451.00 SQ.FT.

SK Builders AND COLONISOR pvt.ltd.
हमारा सपना आपको का पूरा सपना
ISO 9001:2015

ISOMETRIC VIEW



3BHK



2BHK

SPECIFICATION

STRUCTURE
- Foundation
- Reinforced Cement
- Concrete

SUPER STRUCTURE
- Reinforced Cement
- Concrete as per design
- Steel Standard quality

LIVING / DINING / LOBBY SPACE
Floor
- Vitrified tiles / Equivalent

BEDROOM
Floor
- Vitrified in all covered area

WALLS
- Plaster

ELECTRICAL
Floor
- Concealed wiring and modular switches on demand at extra cost.
- Adequate lighting / Power point sockets outlet provided in each room

TV CABLE / TELEPHONE
- Provided at all suitable points

MASTER BEDROOM
Floor
- Vitrified tiles

Doors
- Wooden Chaukhat/WPC

Internal Doors
- 32mm ISI marked with both side good quality paint

KITCHEN
Floor
- Vitrified tiles

PLATFORM
Granite slab

INTERNAL WALLS
All internal walls shall be finished with white putty.

EXTERNAL WALLS
Weather coat paint over wall putty

TOILET
Floor
- Vitrified tiles
- Ceramic tiles up to 7 feet height

Fitting / Fixture
- W.C. European type, wash basin, fitting-chromium plated, acrylic fiber glass cistern in white colour

WATER
Deep borewell, 24 hrs. water supply

INTERCOM
- Intercom facility provided in each flat

WINDOW
- Wooden frame and shutter with 3mm clear glass window or UPVC/allumunium with glass/domar section

GENERATOR
- Silent generator of adequate capacity

OUR PROJECTS

Completed
ISHWAR CHANDRA



Completed
RAJDEV ENCLAVE A|B



Completed
RAJDEV ENCLAVE C



On Going
PATLIPUTRA CITY





Completed
KAUSHAL KISHOR HERITAGE

Payment Plan

At the time of Booking	10 %
On the Commencement of 1st slab	15 %
On the Commencement of 2nd slab	15 %
On the Commencement of 3rd slab	15 %
On the Commencement of 4th slab	15 %
At time of brick work	10 %
On the start of finishing work	10 %
At time of tiles Flooring	05 %
At time of possassion	05%

Note : Parking and others miscellaneous charges Rs. 4 Lakh. GST and others Gov. Taxes extra as applicable



Our Banking Partner

State Bank of India

Central Bank of India

Canara Bank

HDFC BANK